

LOT 93
VILLAGES OF WOODBRIDGE
PHASE IV B OR 2438/574

DRAINVILLE DOUGLAS M & LISA GAY
7160 EMERALD STREET
CHOWCHILLA, CA 93610

2023

42-2N-28-1141-0093-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY											
Exterior Wall	31	HARDIE BRD 100	0100	01	2,133	114.4640	103.30	220,339	2022	2022	0	0	0.00	100.00	VALUATION BY STANDARD											
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 0% - 2023												Heated Area: 1816											
Roof Cover	03	COMP SHNGL 100	19												HX Base Yr											
Interior Wall	05	DRYWALL 100	14												FOP 2022											
Interior Floo	11	CLAY TILE 60	14												BAS 2022											
Interior Floo	14	CARPET 40	16												FGR 2022											
Air Condition	03	CENTRAL 100	59												FOP 2022											
Heating Type	04	AIR DUCTED 100	21												FOP 2022											
Bedrooms		4 100	15																							
Bathrooms		2 100	4																							
Frame	02	WOOD FRAME 100	10																							
Stories	1.	1. 100																								
Units	0	0 100																								
Occupancy	00	NONE 100																								
Quality			03	Quality Level 03																						
DOR CODE			0100	SINGLE FAMILY																						
MAP NUM				MKT AREA												04										
NEIGHBORHOOD/LOC			4068.100																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																						
BAS	1,816	100	1,816	187,593																						
FGR	441	55	243	25,102																						
FOP	24	30	7	723																						
FOP	224	30	67	6,921																						
TOTALS			2,505	2,133	220,339																					
EXTRA FEATURES					94951 COLNAGO CT, FERNANDINA BEACH																					
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES									
1	0811	CONCRETE B	0	0	0	0	631.00	SF	5.20	5.20	100	2022	2022	3	100	3,281										
2	0810	CONCRETE A	0	0	0	0	27.00	SF	6.50	6.50	100	2022	2022	3	100	176										
LAND DESCRIPTION																										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV		
1	000134	C	SFR POND	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000									
REVIEW DATE 10/17/2022 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS																										